

2008-013496

Klamath County, Oregon



00054004200800134960100100

09/30/2008 11:39:08 AM

Fee: \$81.00

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

05653 ATE

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

COVER SHEET

DOCUMENT:

Affidavit of Mailing / Trustee's Notice of Sale
Affidavit of Service
Affidavit of Publication

ORIGINAL GRANTOR ON TRUST DEED:

LAURA S LEACH

ORIGINAL BENEFICIARY ON TRUST DEED:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

081-ATE

RECONTRUST COMPANY

**FIDELITY NATIONAL DEFAULT SOLUTION
15661 REDHILL AVE, STE. 201
TUSTIN, CA 92780**

W870267

**RECORDING COVER SHEET FOR
NOTICE OF SALE PROOF OF COMPLIANCE
Per ORS 205.234**

**AFTER RECORDING RETURN TO:
NAKIA WILLIAMS 4683
RECONTRUST COMPANY
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065**

TS No.: 08 -0017596

1. AFFIDAVIT OF MAILING NOTICE OF SALE
2. AFFIDAVIT OF PUBLICATION NOTICE OF SALE
3. AFFIDAVIT OF SERVICE
4. COPY OF NOTICE OF SALE

Original Grantor on Trust Deed: LAURA S LEACH

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING, ANY ERRORS CONTAINED IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF CALIFORNIA, COUNTY OF VENTURA) ss:

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned, I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

See attached Exhibit A for all the mailing address(es).

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by RECONTRUST COMPANY, the trustee named in said notice, each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at VENTURA, CALIFORNIA, on 4.11.08. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

State of California

County of Ventura

Signature [Signature]

Subscribed and sworn to (or affirmed) before me on this 26th day of September, 20 08, by Heiderose Courton personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

and LAURA S LEACH

Notary Public for California

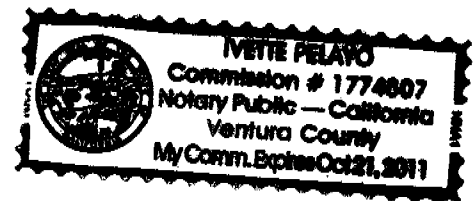
Residing at Ventura

My commission expires: 10/21/2011

RECONTRUST COMPANY

Trustee TS No. 08-0017596

After Recording return to:
400 COUNTRYWIDE WAY SV-35
RECONTRUST COMPANY
SIMI VALLEY, CA 93065





02 080017596

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
"EXHIBIT A"**

TS No. 08-0017596

LAURA S LEACH
118 S 2nd St
Dunsmuir, CA 96025
7187 7930 3131 2301 1357

Residents/Occupants
118 S 2nd St
Dunsmuir, CA 96025
7187 7930 3131 2301 1371

LAURA S LEACH
1020 JEFFERSON STREET
KLAMATH FALLS, OR 97601
7187 7930 3131 2301 1364

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Laura S Leach, An Unmarried Woman., as grantor(s), to Aspen Title And Escrow Inc., as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 10/06/2006, recorded 10/16/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2006-020728, covering the following described real property situated in said county and state, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: 1020 JEFFERSON STREET
KLAMATH FALLS, OR 97601

Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the Trust Deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$598.40 beginning 11/01/2007; plus late charges of \$22.75 each month beginning with the 11/01/2007 payment plus prior accrued late charges of \$-45.50; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

By reason of said default the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, said sums being the following to wit: \$67,764.92 with interest thereon at the rate of 7 percent per annum beginning 10/01/2007 until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, the undersigned Trustee will on Monday, August 11, 2008 at the hour of 10:00 AM in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure the default by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated 3/28, 2008

RECONTRUST COMPANY

S. Reyna
Stephanie Reyna, Assistant Secretary

For further information, please contact:

**RECONTRUST COMPANY
RECONTRUST COMPANY
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082
(800)-281-8219
TS No. 08 -17596**

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, before me, _____, notary public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for _____
My commission expires: _____

(SEAL)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER IF YOU HAVE OR ARE IN THE PROCESS OF OBTAINING DISCHARGE OF THE DEBT FROM A BANKRUPTCY COURT, THIS DOCUMENT IS NOT AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF LIEN RIGHTS AGAINST THE PROPERTY.

Exhibit A

The Westerly 20 feet of Lot 7, and the Easterly 30 feet of Lot 6, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS (FORMERLY LINKVILLE) OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVE AND EXCEPT the Southerly 10 feet thereof reserved for alley purposes and further described as follows:

Beginning on the Southerly line of Jefferson (formerly Bush) Street at a point distant thereon 100 feet Northeasterly from the most Westerly corner of said Block 50 feet; thence Northeasterly along said line of Jefferson Street 50 feet; thence Southeasterly and parallel with Tenth Street 110 feet; thence Southwesterly and parallel with Jefferson Street, 50 feet; thence Northwesterly and parallel with Tenth Street 110 feet to the point of beginning.

CODE 001 MAP 3809-029DC TL 06700 KEY #369274

FEI, LLC
Affidavit of Posting and Service


State of Oregon
County of Klamath

Dave Davis, being sworn, says: That I am a citizen of the United States, over 18 years of age, a resident of Oregon, and not a party to the proceeding referred to in the attached Notice of Trustee's Sale: That my business address is 422 N 6th St, Klamath Falls, OR.

That I posted a copy of the attached Notice of Trustee's Sale on the parcel of land described in the attached Notice of Trustee's Sale, commonly referred to as 1020 JEFFERSON STREET, KLAMATH FALLS, OR in a conspicuous place.

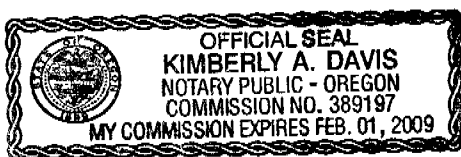
1st Attempt: Posted Real Property on 3/31/2008 at 14:30
2nd Attempt: Posted Real Property on 4/3/2008 at 14:10
3rd Attempt: Posted Real Property on 04/06/2008 at 17:30


Signed in Klamath County, Oregon by:


Signature DAVE DAVIS Date 09/17/08
1006.18049

State of Oregon
County of KLAMATH

On this 17th day of September in the year of 2008, before me a Notary Public, Personally appeared DAVE DAVIS, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.




Notary Public for Oregon
Residing at Klamath County
Commission expires: 01 Feb 2009

Disclaimer:

Foreclosure Expeditors/Initiators, LLC provides the information herein as a courtesy. That information is obtained from field service representatives possessing varying degrees of knowledge and sophistication in the observance and reporting of real property conditions and should not be relied upon in lieu of the lender's or servicer's regular property inspections for the property. No guaranty, warranty or representation of any kind, expressed or implied, is made concerning the accuracy, completeness or correctness of the matters reported upon by FEI's representatives herein. Foreclosure Expeditors/Initiators, LLC, its affiliates, officers, directors, employees, or agents are neither responsible nor liable for any direct, indirect, incidental, consequential special, punitive, exemplary or other damages arising out of or relating in any way to the content or information contained in this Statement of Property Condition.

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, Business Manager, being first duly sworn, depose and say that I am the principal clerk of the publisher of the Herald and News a newspaper in general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that I know from my personal knowledge that the

Legal # 10209

Notice of Sale/Laura S. Leach

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)

Four

Insertion(s) in the following issues:

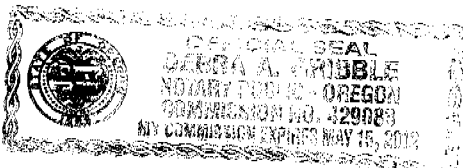
May 22, 29, June 5, 12, 2008

Total Cost: \$1,003.65

Subscribed and sworn by Jeanine P Day
before me on: September 2, 2008

Debra A. Gubbe
Notary Public of Oregon

My commission expires May 15, 2012



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Laura S. Leach, An Unmarried Woman, as grantor(s) to Aspen Title And Escrow Inc., as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. as Beneficiary, dated 10/06/2006, recorded 10/16/2006, in the mortgage records of Klamath County, Oregon, as Recorder's fee/file/instrument/microfilm/reception Number 2006-020728, covering the following described real property situated in said county and state, to-wit:

Legal Description Attached Hereto And Made A Part Hereof Exhibit A

The Westerly 20 feet of Lot 7, and the Easterly 30 feet of Lot 6, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, (formerly Linkville), OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVE AND EXCEPT the Southerly 10 feet thereof reserved for alley purposes and further described as follows:

Beginning on the Southerly line of Jefferson (formerly Bush) Street at a point distant thereon 100 feet Northeasterly from the most Westerly corner of said Block 50 feet; thence Northeasterly along said line of Jefferson Street 50 feet; thence Southeasterly and parallel with Tenth Street 110 feet; thence Southwesterly and parallel with Jefferson Street, 50 feet; thence Northwesterly and parallel with Tenth Street 110 feet to the point of beginning.

CODE 001 MAP 3809-02DC TL 06700 KEY #369274

PROPERTY ADDRESS: 1020 Jefferson Street, Klamath Falls, OR 97601.

Both the Beneficiary and the Trustee have elected to sell the

(Continued on top of next column)

(Continued from below)

real property to satisfy the obligations secured by the Trust Deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due, the following sums: monthly payments of \$598.40 beginning 11/01/2007; plus late charges 11/01/2007 payment plus prior accrued late charges of \$45.50 plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, said sums being the following to wit: \$67,764.92 with interest thereon at the rate of 7 percent per annum beginning 10/01/2007, until paid, plus all accrued late charges thereon together with title expense, costs, trustee's fees, attorney's fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interests therein.

WHEREFORE, notice hereby is given that, RECONTRUST COMPANY, the undersigned Trustee, will on Monday, August 11, 2008, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at the following place: inside the 1st floor lobby of the Klamath County Courthouse, 316 Main Street, in the city of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash, the interest in the said described real property which the grantor had, or had power to convey at the time of the execution by grantor of the Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.



Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, in addition to paying said sums or tendering the performance necessary to cure the default by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

Dated: March 28, 2008. RECONTRUST COMPANY, Stephanie Reyna, Assistant Secretary. For further information, please contact: Recontrust Company, 2380 Performance Drive, RVG-D7-450, Richardson, TX 75082. (800)-281-8219. TS No. 08-17596.
#10209 May 22, 29, June 5, 12, 2008.